



Department of Commerce and Insurance

# TENNESSEE REAL ESTATE News-Journal

An Official Publication of the Tennessee Real Estate Commission

VOLUME: 8

SPRING 1998

NUMBER: 1

## General Assembly Revises Residential Property Disclosure Form

The Tennessee General Assembly recently passed legislation, effective July 1, 1998, which revises the Tennessee Residential Property Disclosure Act (T.C.A. §66-5-210). This revised statute defines the information which must be present concerning the condition of the property when transferring title to residential real property. Included in the law change is a copy of a disclosure form which contains all the required information. The form used by sellers **does not have to be the exact form included in the law change, but it is the intent of the General Assembly that any such form include all items contained in the sample form.**

A copy of the form is included in the 1998 Public Chapter Numbered 727. This Public Chapter is on the internet and can be viewed and printed using the following address:

**h t t p : / /  
www.legislature.state.tn.us/  
bills/100gahtm/100\_chap/  
PUBC0727.htm - the 8th  
character from the end of the  
address is zero.**

If you wish to obtain a hard copy of Public Chapter 727, you may call the Tennessee Real Estate Commission's Administrative Office at 615-741-2273 or 800-342-4031 and a copy will be mailed to you. Due to the length of the document we will be unable to fax the information from the Administrative Office.

### In this issue:

NEW TREC STAFF	P.2.
RECORDBREAKING	
HOME CONSTRUCTION	P.2.
DISCIPLINARY ACTION	P.3.
TREC SEMINAR SCHEDULE	P.3.
COMMISSION MEMBERS	P.4.
ADMINISTRATIVE	
PERSONNEL	P.4.

**TREC**  
**Continuing**  
**Education Seminars**  
**See Page 3 for cities,**  
**dates and times.**  
**Topics:**  
**Statute and Rule**  
**Changes**  
**E&O**  
**Risk Reduction**  
**and other timely**  
**topics.**

## Vacation Lodging Services

The 100th General Assembly passed legislation during the 1998 session which will require vacation lodging services to obtain a Firm License for Vacation Lodging Services if such services do not already hold a Real Estate Firm License. The requirement for such license will begin January

1, 1999. The Tennessee Real Estate Commission is in the process of creating an application and developing procedures which will describe the process of obtaining such a license. Information will be released in future editions of the NewsJournal.

## Increase In Number of Reciprocal States

In an effort to enhance the ability for licensees in one state to obtain a license in another state, the Tennessee Real Estate Commission has actively sought to establish reciprocity agreements with other states. To date the

Continued on page 2.



## Conell House Joins TREC Staff

Conell House joined the Tennessee Real Estate Commission as a Clerk III in early March. He began his career with State Government with the Division of Fire Prevention in 1989.

While a resident of Nashville for 30+ years and a graduate of East Nashville High School, House was born in Holly Springs, Mississippi. Conell's wife Constance is a full time member of the Tennessee National Guard. When not working, House enjoys spending time with his wife and three daughters ages 15, 8 and 3, playing softball, fishing and watching movies at home.

Conell can be easily identified as a Commission employee who always has a friendly word and a smile for all his co-workers and customers. This positive attitude will most likely assist him in reaching his goal of becoming an administrative assistant.

## Increase In Number of Reciprocal States

Continued from page 1.

following jurisdictions have reciprocity with Tennessee:

Alabama  
Arkansas  
Florida  
Georgia

# Tennesseans Win World Record

Tennesseans now hold the world record for speed in building a home. In just 4 hours, 39 minutes and 8 seconds the 1057 square foot house was completed and a family was prepared to move in and spend their first night in their new home. The Nashville Area

Habitat for Humanity and the Home Builders Association of Middle Tennessee in conjunction with U.S. Representative Bob Clement set out to beat the then record time of 5 hours and 57 minutes. Several hundred workers arrived and worked as team members in building, plumbing, wiring, HVACing, painting, carpeting the house and preparing the yard for Marilyn Winston and her son Ramonze.



While Ms. Winston was unable to work on this house, she has put in 500 hours of sweat equity helping other homeowners build their Habitat homes. She and Ramonze were visibly excited and watchful as the home was assembled right before their eyes.

Representative Clement, the only member of the United States Congress who has a college degree in real estate, responded positively to U.S. House Resolution 147 which directed each member of Congress to participate in the construction of a Habitat for Humanity home in their district.

Habitat for Humanity has housed more than 300,000 people in over 60,000 residences.

Iowa  
Massachusetts  
Mississippi  
Missouri  
Montana  
Nebraska  
North Carolina  
North Dakota  
Oklahoma  
South Dakota  
West Virginia  
Wyoming

TREC will continue to seek reciprocity agreements. There are some states, however, where

the law does not allow for such agreements. These states are: Hawaii, Maryland, Minnesota, California, South Carolina, Texas and the District of Columbia.

**All licenses (active, inactive, and retired) must be renewed by December 31, 1998, to avoid penalties.**

**Renewals will be mailed the first part of November, 1998.**

# DISCIPLINARY ACTION

## MARCH, 1998

**KAY CLEMONS**

**AF239788**

Signal Mountain, TN

**CONSENT ORDER:** Respondent failed to turn over all deposits when she transferred several management contracts to another broker. Respondent then filed bankruptcy and evidenced her intent to leave the State of Tennessee.

**PENALTY:** **REVOCA-TION OF LICENSE**

Newspaper ad did not disclose contact person was a licensed real estate agent.

**PENALTY:** Respondent paid a penalty of \$100.00.

**JEFFRY BALES of RE-ALTY EXECUTIVES, INC.**

**AF-240442, FM-213347**

Knoxville, TN

**AGREED CITATION:**

Newspaper ad did not indicate firm name.

**PENALTY:** Respondent paid \$100.00 penalty.

**AGREED CITATION:** Advertising did not disclose contact person was a licensed real estate agent.

**PENALTY:** Respondent paid a penalty of \$100.00.

## JUNE, 1998

**David Donaldson**

**BR 24050 and**

**TRACI JOHNSON**

**AF 222395**

Crye Leike Realtors

Hermitage, TN

## APRIL, 1998

**LINDA BROWN of LINDA**

**BROWN REALTY**

**PB-203193, FM-245618**

Oak Ridge, TN

**AGREED CITATION:**

## MAY, 1998

**DIANA S. EDGE of RE/MAX REAL ESTATE TEN OF MORRISTOWN, INC.**

**AF-261633, FM-240164**

Morristown, TN

**CONSENT ORDER:**

Allowing seller to execute binding second contract which did not mention right of refusal in first contract.

**PENALTY:** Respondents paid penalties of \$250.00 each.

**ANNOUNCEMENT: TREC HAS SCHEDULED THE FOLLOWING SEMINARS. LICENSEES ATTENDING THE ENTIRE 2 HOUR SEMINAR WILL RECEIVE 2 HOURS OF TREC CONTINUING EDUCATION. THESE SEMINARS HAVE NO TUITION FEES**

Date	City	Location	Time
August 5th	Chattanooga	3501 Amnicola Hwy	1:00 PM
August 18th	Memphis	6393 Poplar Avenue	9:30 AM 2:30 PM
August 19th	Jackson	40 Old Hickory Cove	10:30 AM
August 25th	Johnson City	101 W. Springbrook Dr.	10:00 AM
August 26th	Knoxville	609 Weisgarber Road	9:00 AM 2:00 PM
October 27th	Cookeville	Holiday Inn 970 S. Jefferson Ave.	1:00 PM
October 28th	Columbia	2407 Pulaski Hwy.	1:00 PM
October 29th	Nashville	306 Gay Street	9:30 AM 1:30 PM

**Department of Commerce and Insurance  
Tennessee Real Estate  
News-Journal  
is published quarterly by the  
Tennessee Real Estate Commission**

**Members of the Commission:**  
**BOBBI S. GILLIS, Chairman**  
**Memphis**

**FRANCES W. ALMANY, Vice Chairman**  
**Hendersonville**

**ROBERT L. GAMBLE, Public Member**  
**Chattanooga**

**ADREN GREENE, Member**  
**Morristown**

**GRACE KROEGER, Member**  
**Nashville**

**JOHN G. LOVE, SR., Member**  
**Johnson City**

**BETTY L. SMITH, Member**  
**Memphis**

**L. A. WESTLEY, Member**  
**Memphis**

**PERCY WILKINS, Public Member**  
**Nashville**

**Editor-in-Chief: BRUCE E. LYNN,**  
**Executive Director**

**Editor: KATHY M. RIGGS, PH.D.,**  
**Education Director**

The Tennessee Real Estate Commission generally meets the first Wednesday of each month.

Contact the Administrative office for further details.

The meetings convene at 8:30 AM local time.

All meetings are open to all licensees and to the public.

"The Tennessee Department of Commerce and Insurance is committed to principles of equal opportunity, equal access, and affirmative action." Contact the EEO Coordinator or ADA Coordinator (615) 741-0480, for TDD 615-741-7190



TENNESSEE DEPARTMENT OF COMMERCE  
AND INSURANCE AUTHORIZATION NO.  
335101, Revised 05/99. This public document was  
promulgated for 38,000 copies per issue, at a cost  
of 12 cents per copy, paid by the Real Estate  
Education and Recovery Fund.

**TREC Phone Numbers:**  
**(615) 741-2273 or 1-800-342-4031**

Personnel and Area of Responsibility with  
direct phone numbers.

**Conell House - (615) 741-7548** Affiliate  
broker applications and licenses

**Mary Bauman - (615) 741-3664** Broker  
applications and license issuance, Rental  
Location Licenses

**Paula Glover - (615) 741-7549** Continuing  
Education Processing

**Chip Medlen - (615) 741-0627** Firm  
applications, Name changes, Firm &  
Residential Address changes, Transfers, and  
Broker Releases

**Karen Jarrett - (615) 741-7550** License  
Certifications

**Sue Kerley - (615) 741-7553** Complaint  
Processing

**Judy Elmore - (615) 741-6455** E&O  
Insurance

**Gil Dyer - (615) 741-3615** Time Share  
Salesperson and Vacation Lodging Services

**Danny Webb - (615) 253-1232** Retirement  
& Inactive Changes, Reactivation of Licenses

**Donna Wright - (615) 741-4043**  
Reinstatements, Timeshare Project  
Registration & Renewal

**Semika Nelson - (615) 253-1190** Non-  
Resident applications and licenses

**Errors & Omissions Insurance**  
**Contractor: Frontier Insurance Co.**  
**1-888-248-2444 OR (615) 248-2444**